

Harrisburg Industrial Land

HIGHWAY 49 & LIPPARD LN, HARRISBURG, NC 28075



Land

FOR
Sale

SIZE
12.69 AC

PRICE
\$125,000/AC



Overview

Town of Harrisburg; Zoned- EC (Employment Center)

Extensive frontage and visibility along Highway 49 with access via Lippard Lane

6.1 miles to Hwy 29 via Stough Road

5.6 miles to I-485 via NC Highway 49

±12.69 Acres Land for Sale



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Site Aerial



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Property Overview

Demographics

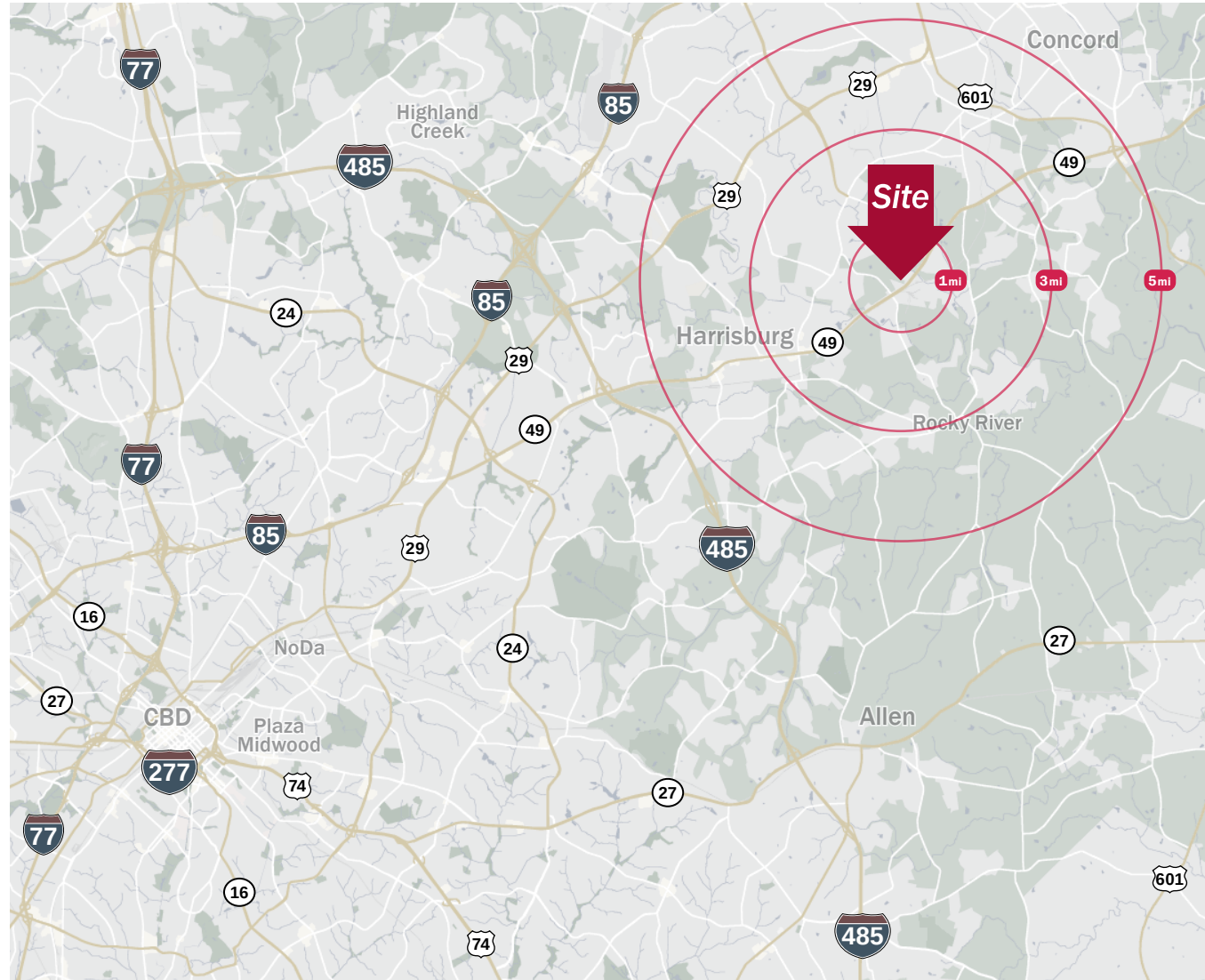
Source: Esri® 2024

	1 mile	3 mile	5 mile
Population	1,224	36,839	99,097
Growth Rate	0.74%	1.81%	1.69%
Avg. HH Income	\$127,962	\$122,442	\$118,319

Traffic Count

Source: NCDOT

	AADT
Hwy 49	28,000 (2023)
Pharr Mill Rd	4,700 (2023)



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Market Aerial



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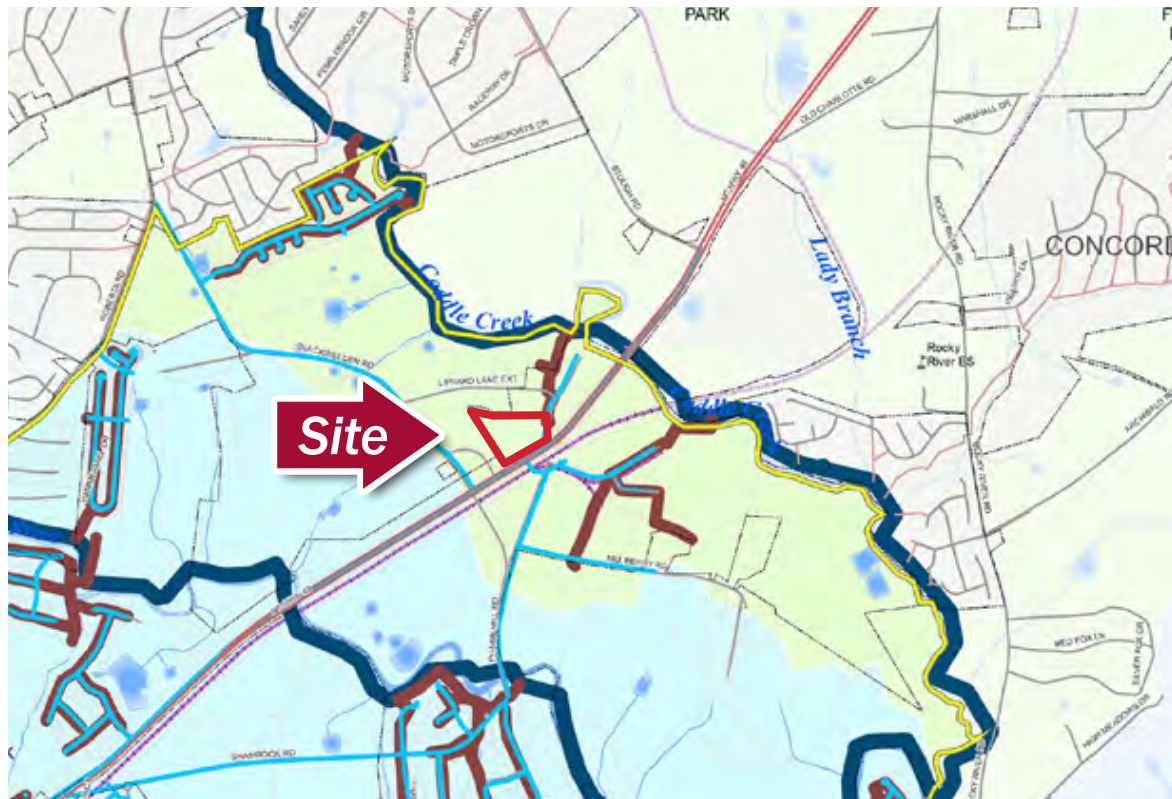
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Proximity to Utilities



UTILITIES

- Sewer Gravity Main (Abandoned)
- Sewer Gravity Main (Active)
- Water Line Mains
- Water Line Laterals
- Concord Sewer Lines
- WSACC Sewer Gravity Mains

SUBWATERSHEDS

- Back Creek
- Hamby Branch-Rocky River
- Lower Coddle Creek
- Mallard Creek
- Twin Lakes

CONTEXT

- Harrisburg Planning Area

*Capacity is not guaranteed and shall be determined by Buyer



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Medical | Industrial | Retail | Land | Investment | Office

| contact

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